



The City of Carlsbad Growth Management Program
DEVELOPMENT MONITORING REPORT

APRIL 2008

Residential Activity – The pace of residential construction picked up in April with builders pulling permits for 38 units.

In the northwest quadrant, a permit was issued for 4 units located at 2737 Madison Street. Another permit was issued for 2 units as part of the mixed use development located at 560 Carlsbad Village Drive.

In the southwest quadrant, a permit was issued for 12 units as part of the live/work units within the Bluwater Crossing development located at 6797 Embarcadero Lane.

In the southeast quadrant, 13 single family homes were permitted in Trieste Place located in the Villages of La Costa Greens. Also in the southeast quadrant, 7 permits were issued for single family homes in the San Vincenzo neighborhood of the Villages of La Costa Ridge.

Non-residential Activity – For the month of April, the City issued 14 permits for new reportable non-residential space for a total of 191,339 square feet.

In the northwest quadrant, a permit was issued for 16,249 square feet of commercial space as part as part of the mixed use development located at 560 Carlsbad Village Drive. A permit was also issued for 86,730 square feet of industrial space located at 2180 Rutherford Road. Located at 1708 Drake Way, a permit was issued for 1,313 square feet of commercial space as part of the Grand Pacific Resorts.

In the northeast quadrant, the non-residential space includes 1,823 square feet of commercial space for a recreation center located in Robertson Ranch at 3700 Glen Avenue.

In the southwest quadrant, the non-residential space includes 11,654 square feet of commercial space as part of the live/work units within the Bluwater Crossing development located on Embarcadero Lane.

In the southeast quadrant, eight permits were issued for a total of 53,103 square feet of commercial space on Gateway Road in Bressi Ranch. A permit was also issued for 20,467 square feet of industrial space located at 1960 La Costa Avenue.

For information on a free subscription to this report and several other city documents and notices, visit the City's home page at www.ci.carlsbad.ca.us.

A handwritten signature in black ink that reads "Michele Masterson".

MICHELE MASTERSON
Senior Management Analyst

MM:bd

Development Activity Summary, By Zone

Fiscal Year Summary by Zone

As of April 30, 2008 (10 months)

Residential	
Zone	Dwelling Units
1	20
2	0
3	2
5(NE)	0
5(NW)	0
6	7
7	0
8	1
9	0
10	55
11	43
12	0
	0
13	0
14	78
17	0
18	0
19	1
20	5
21	0
22	78
23	0
	0
Total	290

Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1	16,249	0
2	0	0
3	48,485	0
5(NE)	0	86,730
5(NW)	0	40,655
5(SW)	0	0
6	0	20,467
7	0	0
8	0	0
9	0	0
10	25,801	81,115
11	6,200	0
12	0	0
13	92,842	0
14	3,230	
17	238,767	128,732
18	0	0
19	0	0
20	0	0
21	0	0
22	174,022	0
23	0	0
Subtotal	605,596	357,699
Total	963,295	

Calendar Year Summary by Zone

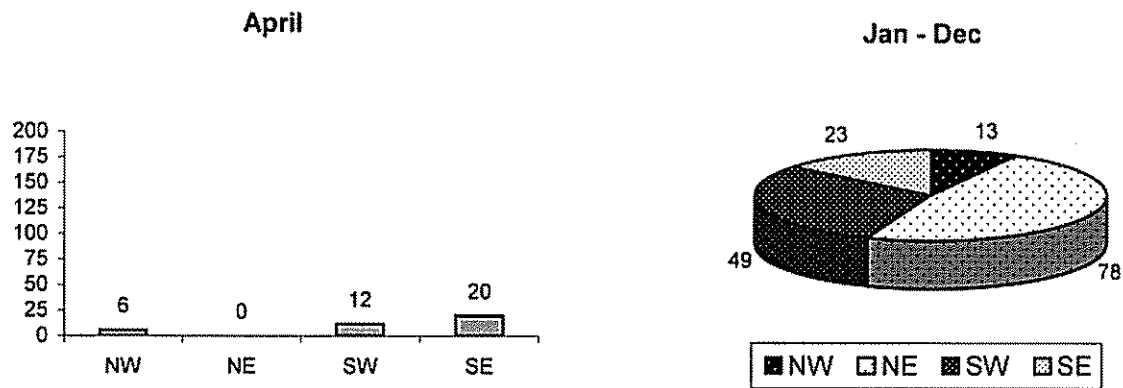
As of April 30, 2008 (4 months)

Residential	
Zone	Dwelling Units
1	12
2	0
3(NW)	1
6(SE)	4
7	0
8	0
9	0
10	27
11	29
	0
12	0
14	78
15	0
17	0
18	0
19	0
	0
20	0
21	0
22	12
23	0
Total	163

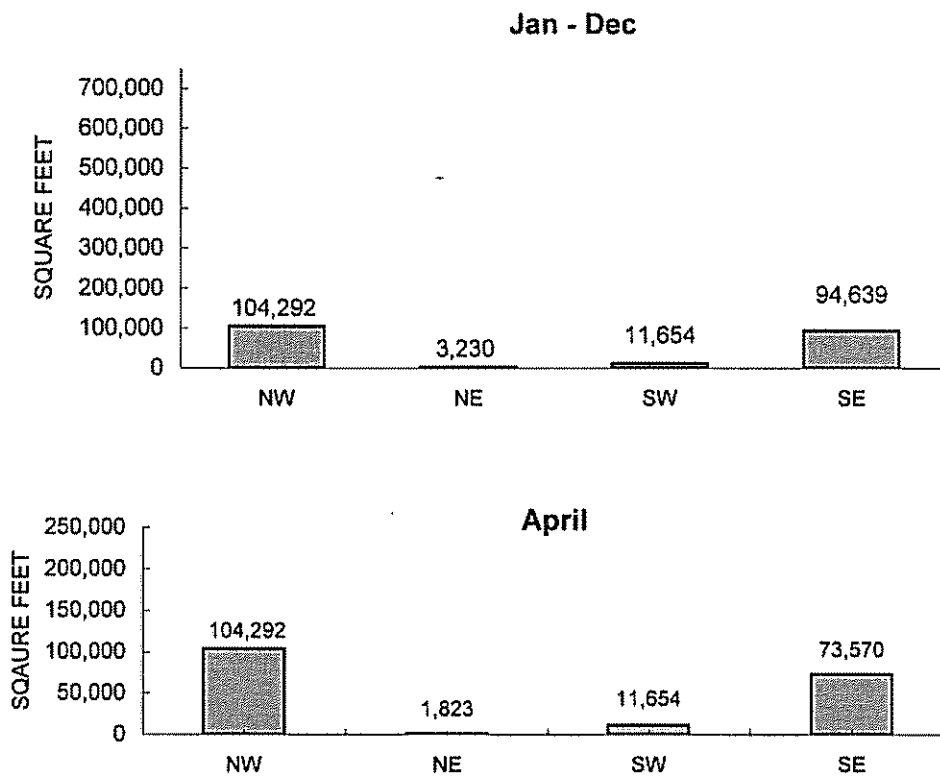
Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1	16,249	0
2	0	0
3(NW)	0	0
5(NW)	0	86,730
5(NE)	0	0
5(SW)	0	0
6 (SE)	0	20,467
8	0	0
9	0	0
10	0	0
11	0	0
12	0	0
13	1,313	0
14	3,230	0
17	74,172	0
18	0	0
19	0	0
20	0	0
21	0	0
22	11,654	0
23	0	0
Subtotal	106,618	107,197
Total	213,815	

Activity By Quadrant, CY 2008

Dwelling Units Permitted



Commercial and Industrial Space Permitted

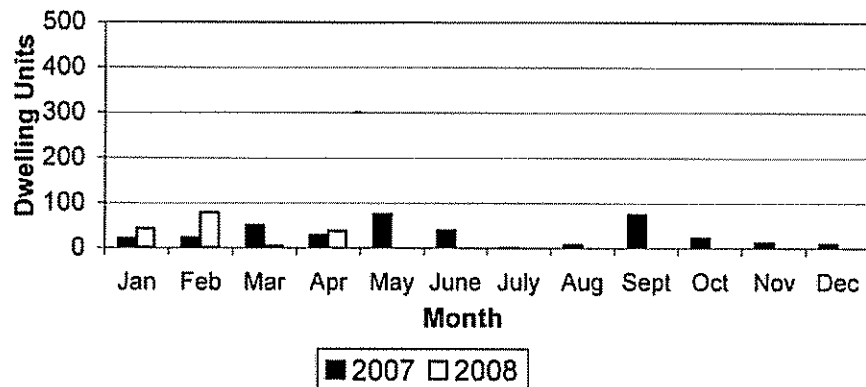


Activity Comparison, CY 07 vs. 08

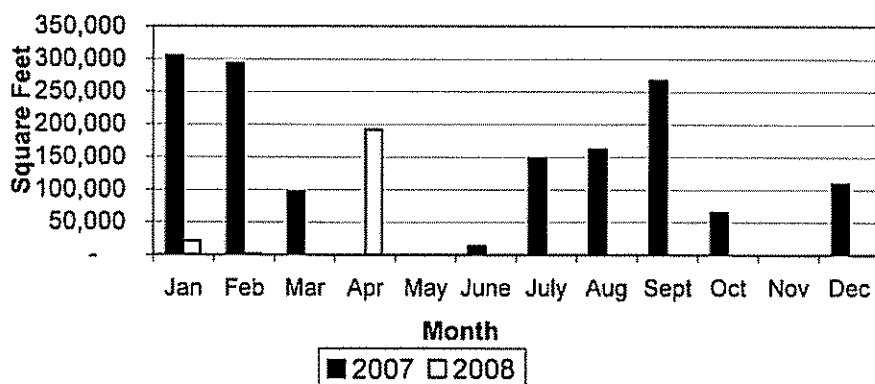
Dwelling Units Permitted		
Month	2007	2008
Jan	21	43
Feb	23	78
Mar	50	4
Apr	28	38
May	75	
June	40	
July	1	
Aug	7	
Sept	74	
Oct	23	
Nov	13	
Dec	9	
TOTALS	364	163

Industrial and Commercial Square Feet Permitted		
Month	2007	2008
Jan	304,655	21,069
Feb	293,475	1,407
Mar	96,529	-
Apr	-	191,339
May	-	
June	13,819	
July	147,313	
Aug	160,909	
Sept	267,329	
Oct	64,953	
Nov	-	
Dec	108,976	
TOTALS	1,457,958	213,815

**Dwelling Units Permitted
2007 vs. 2008**



**Industrial and Commercial
Square Feet Permitted
2007 vs. 2008**

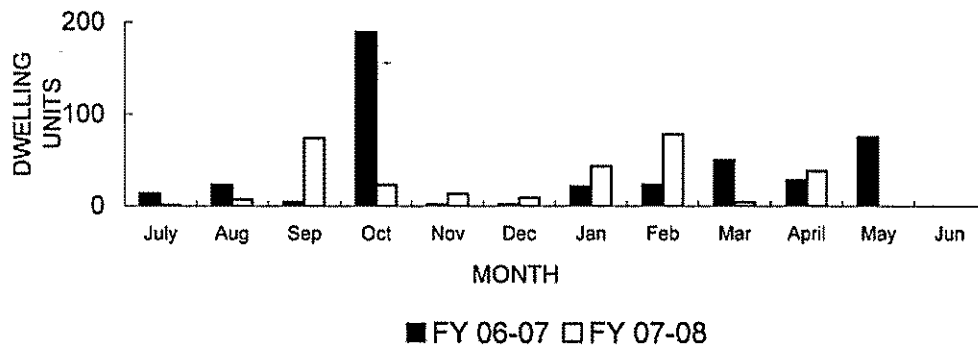


Activity Comparison, FY 06 - 07 vs. FY 07 - 08

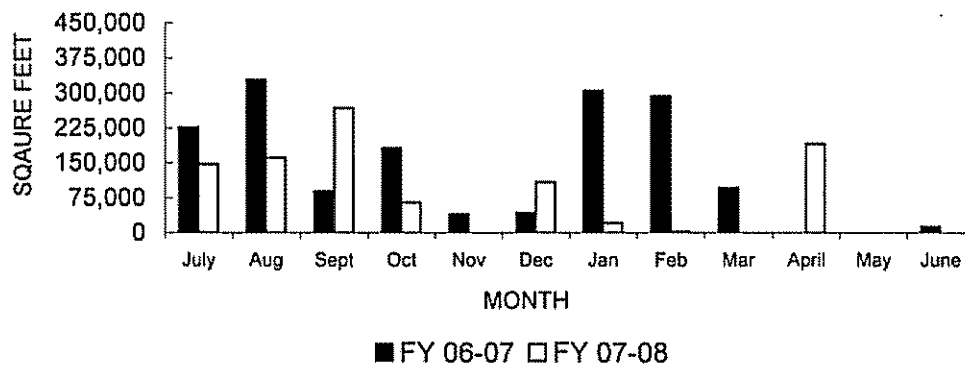
Dwelling Units Permitted		
Month	FY 06-07	FY 07-08
July	14	1
Aug	23	7
Sep	5	74
Oct	189	23
Nov	2	13
Dec	2	9
Jan	21	43
Feb	23	78
Mar	50	4
April	28	38
May	75	
June	40	
TOTALS	472	290

Industrial and Commercial Square Feet Permitted		
Month	FY 06-07	FY 07-08
July	226,693	147,313
Aug	328,483	160,909
Sept	89,000	267,329
Oct	181,662	64,953
Nov	40,135	0
Dec	41,850	108,976
Jan	304,655	21,069
Feb	293,475	1,407
Mar	96,529	0
April	0	191,339
May	0	
June	13,819	
TOTALS	1,616,301	963,295

DWELLING UNITS PERMITTED



INDUSTRIAL AND COMMERCIAL SPACE PERMITTED



**Summary of Residential Building Permit Activity
As of April 30, 2008**

Month	Facilities Zone	Dwelling Units	Project
Jul-07	1	1	Jackam Residence, 1560 Sandalwood Ln, second dwelling unit
		1	
Aug-07	1	1	Donald Residence, 2497 Ocean St
	1	1	Malakar Second Dwelling Unit, 3886 Westhaven Dr
	1	1	Champion Residence, 3961 Garfield St
	1	1	Mamaril Residence, 3147 Madison St
	10	3	CT 04-15, K Hovnanian, Cambria at La Costa Greens
		7	
Sep-07	6	1	Rihan Residence, 7626 Aldea Pl
	11	6	CT 04-02, Pulte Homes, San Vincenzo at La Costa Ridge
	20	1	CT 02-07, Saddlevue LLC, Emerald Pointe
	22	66	CT 04-11, MVE Studio Inc., Bluwater Crossing
		74	
Oct-07	1	1	1440 Buena Vista Way, 499 sq. ft. second dwelling unit
	3	1	5390 El Arbol Drive, 605 sq. ft. second dwelling unit
	6	1	Admani Residence, 2922 Managua Place
	8	1	Ashberry Partners LLC, 5001 Ashberry Road
	10	13	CT 04-09, Warmington Homes, Trieste Pl
	10	6	CT 04-16, Real Estate Collateral, Viridian at La Costa Greens
		23	
Nov-07	1	2	3647 Adams St, single family residence with second dwelling unit
	11	7	CT 04-02, Pulte Homes, San Vincenzo at La Costa Ridge
	20	4	CT 02-07, Saddlevue LLC, Emerald Pointe
		13	
Dec-07	6	1	Davis Residence, 7339 El Fuerte
	10	6	CT 04-16, Real Estate Collateral, Viridian at La Costa Greens
	11	1	Mikules Residence, 7035 Corintia St
	19	1	Vilkutaitis Residence, 7113 Aviara Dr
		9	
Jan-08	1	3	Pacific Sunset Condos, 3772 Carlsbad Blvd
	1	2	Spec house with second dwelling unit, 3651 Adams St
	3	1	Pagliari Residence, 5390 Carlsbad Blvd
	6	2	CT 02-27, La Costa Fairways, PAR Development
	10	14	CT 04-09, Warmington Homes, Trieste Pl
	11	12	CT 04-03, Messina @ La Costa Ridge, Shea Homes
	11	9	CT 04-04, Dolcetto @ La Costa Ridge, KB Homes
		43	
Feb-08	14	20	SDP 06-04, Glenridge Apartments Bldg 1, 3525 Glen Av
	14	30	SDP 06-04, Glenridge Apartments Bldg 2, 3535 Glen Av
	14	28	SDP 06-04, Glenridge Apartments Bldg 3, 3545 Glen Av
		78	
Mar-08	1	1	3925 Holly Brae Ln, 640 sq. ft. second dwelling unit
	6	2	6725 Antelope St, duplex
	11	1	Phan Residence, 7020 El Fuerte St
		4	
Apr-08	1	4	CT 04-25, Tamarack Park LLC, Madison Square
	1	2	Roosevelt Center, 560 Carlsbad Village Dr
	10	13	CT 04-09, Warmington Homes, Trieste Pl
	11	7	CT 04-02, Pulte Homes, San Vincenzo at La Costa Ridge
	22	12	CT 04-11, MVE Studio, Inc., Bluwater Crossing
		38	
		290	Total for Fiscal Year 2007-08 to date (10 months)
		163	Total for Calendar Year 2008 to date (4 months)

Notes: These figures are based upon issuance of building permits. They do not include additions, remodels, or replacements of either demolished units or units lost to fire. When a "second dwelling unit" is built as an integral part of a new main dwelling unit, two units are counted. "Custom home" indicates a unit for which no discretionary permit (other than a coastal development permit in the coastal zone) was required.

Summary of Non-Residential Permit Activity

As of April 30, 2008

Month	Facilities Zone	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Project
Jul-07	11	6,200		Carlsbad Fire Station No. 6, 7201 Rancho Santa Fe Rd
	13	63,668		CT 03-03, Carlsbad Ranch Resort Hotel
	17		8,764	Bressi Ranch - 2700 Gateway Rd
	17		6,170	Bressi Ranch - 2702 Gateway Rd
	17		8,764	Bressi Ranch - 2704 Gateway Rd
	17		7,175	Bressi Ranch - 2706 Gateway Rd
	17		7,175	Bressi Ranch - 2708 Gateway Rd
	17		21,149	Bressi Ranch - 2710 & 2712 Gateway Rd
	17		11,080	Bressi Ranch - 2716 Gateway Rd
	17		7,168	Bressi Ranch - 2718 Gateway Rd
		69,868	77,445	
Aug-07	17	160,909		Bressi Ranch Self Storage - 2500 Campbell Pl
		160,909		
Sep-07	3	48,485		Toyota Carlsbad, 6020 Avenida Encinas
	5		40,655	Fenton Research Center, 2176 Salk Av
	10	15,821		Alga Norte Park, 6565 Alicante Rd
	22	162,368		CT 04-11, Embarcadero Lane, Bluwater Crossing
		226,674	40,655	
Oct-07	10	9,980		Aspirations Daycare, 6286 El Camino Real
	17	3,686		Bressi Fuel Mart, 2741 Gateway Rd
	17		14,227	Ocean Collection, Bldg A, 2540 Gateway Rd
	17		15,348	Ocean Collection, Bldg B, 2550 Gateway Rd
	17		6,200	Ocean Collection, Bldg C, 2530 Gateway Rd
	17		10,304	Ocean Collection, Bldg D, 2520 Gateway Rd
	17		5,208	Ocean Collection, Bldg E, 2510 Gateway Rd
		13,666	51,287	
Nov-07	No reportable, non-residential permits were issued in November			
Dec-07	10		57,252	TriCity Wellness, Bldg A, 6250 El Camino Real
	10		23,863	TriCity Wellness, Bldg B, 6260 El Camino Real
	13	27,861		SeaLife at Legoland, 1 Legoland Dr
		27,861	81,115	
Jan-08	17	21,069		Self Storage, 2500 Campbell Place
		21,069		
Feb-08	14	1,407		Glenridge Apartments Community Center, 3555 Glen Av
		1,407		
Mar-08	No reportable, non-residential permits were issued in March			

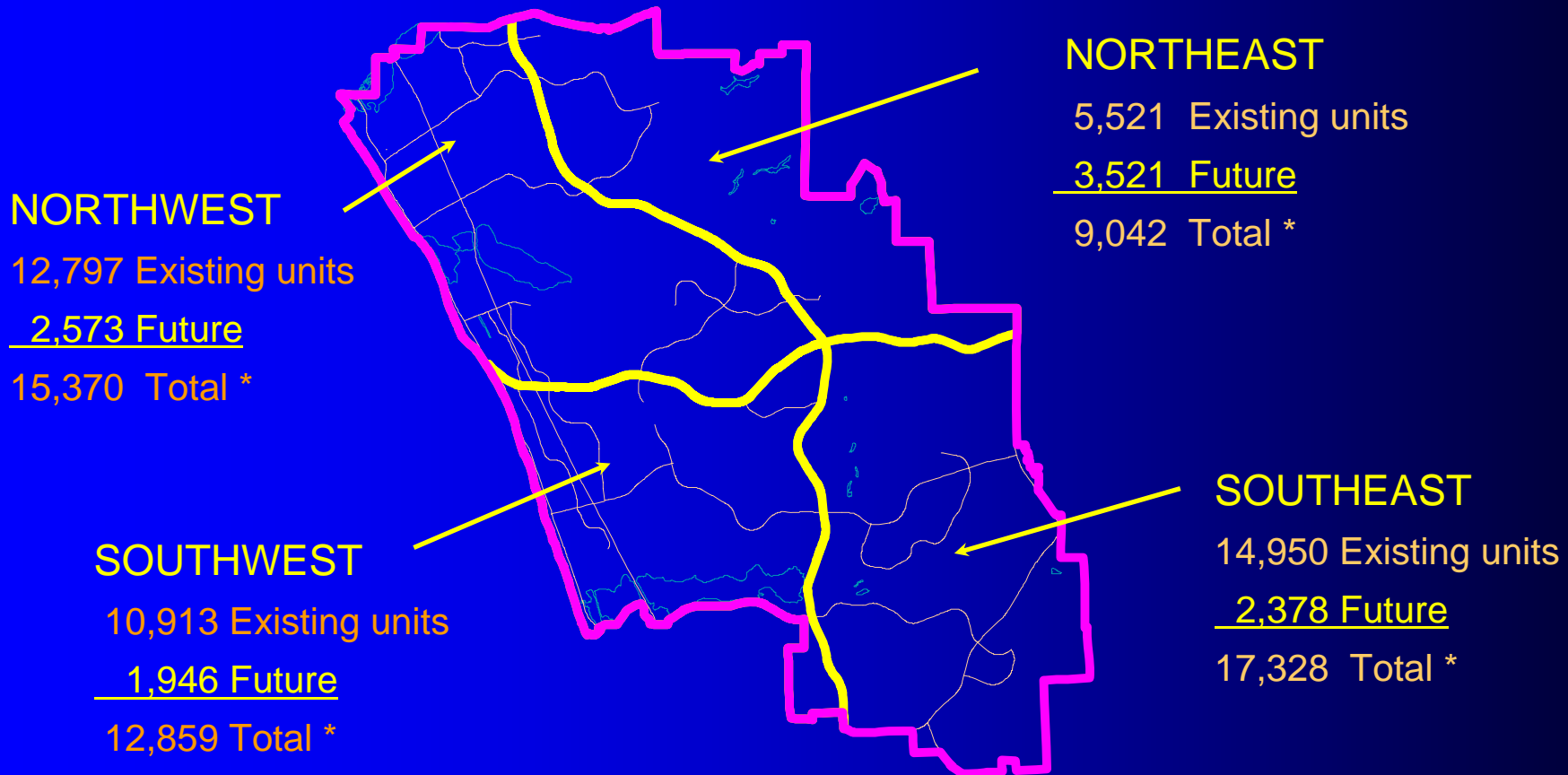
Summary of Non-Residential Permit Activity

As of April 30, 2008

Month	Facilities Zone	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Project
Apr-08	1	16,249		Roosevelt Center, 560 Carlsbad Village Dr
	5		86,730	Callaway Parking Structure, 2180 Rutherford Rd
	6		20,467	Leucadia Waste-1 Building, 1960 La Costa Av
	13	1,313		Grand Pacific Resorts, 1708 Drake Wy
	14	1,823		Windmill Rec Center @ Robertson Ranch, 3700 Glen Av
	17	12,950		Bldg C, 2629 Gateway Rd
	17	8,603		Bldg D, 2659 Gateway Rd
	17	4,980		Bldg E, 2669 Gateway Rd
	17	5,170		Bldg A, 2641 Gateway Rd
	17	4,640		Pad B, 2635 Gateway Rd
	17	5,980		Bldg B, 2647 Gateway Rd
	17	6,020		Bldg F, 2675 Gateway Rd
	17	4,760		Bldg G, 2681 Gateway Rd
	22	11,654		CT 04-11, Bluwater, 6797 Embarcadero Ln
		84,142	107,197	
		605,596	357,699	Total for Fiscal Year 2007-08 to date (10 months)
			963,295	Combined Commercial and Industrial
		106,618	107,197	Total for Calendar Year 2008 to date (4 months)
			213,815	Combined Commercial and Industrial
Note: These figures are based upon issuance of building permits. They do not include remodels, minor additions, tenant improvements, or replacement of demolished buildings.				

Quadrant Dwelling Unit Report

May 1, 2008



* Based on Proposition 'E' Caps added to the existing units in 1986

Excess Dwelling Unit Bank Summary

May 1, 2008

Bank balance of
5,985 reduced to
2,800

City Council Action
12/17/2002

Citywide Excess
Dwelling Unit Bank
Balance is 2,982 as of
05/01/2008

NORTHWEST

Excess Dwelling Units
Deposited = 62
Withdrawn = 93
Since 01/01/2003

SOUTHWEST

Excess Dwelling Units
Deposited = 37
Withdrawn = 54
Since 01/01/2003

NORTHEAST

Excess Dwelling Units
Deposited = 374
Withdrawn = 177
Since 01/01/2003

SOUTHEAST

Excess Dwelling Units
Deposited = 45
Withdrawn = 12
Since 01/01/2003

